



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5C
PO Box 26183 . Washington, DC 20001 . www.ANC5C.COM

March 20, 2012

Mr. Richard S. Nero, Jr
Deputy Director of Operations
Office of Zoning
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Re: BZA Application No. 18337

Dear Mr. Nero:

On February 28, 2012 Advisory Neighborhood Commission (ANC) 5C voted unanimously to recommend support for the granting a special exception to allow a rear addition to an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403) requirements in the R-4 District at premises located at 122 Rhode Island Avenue N.W. (Square 3109, Lot 35).

The homeowners, Casey Torgusson and Jason Cornelius presented their plans for the proposed two-story addition and the case for exceeding the allowable lot coverage at ANC 5C's February 28, 2012 meeting.

We understand that given the constraints presented by the unique shape and size of the lot and the projection of both adjacent houses beyond the existing rear of the home that a smaller addition within the 60% coverage limit would not be feasible while complying with other applicable regulations (such that the structure not create a "side yard" with neighboring property). Most of the homes on the block also exceed 60% coverage. The ANC appreciates the owner's plans to install a rain barrel to minimize storm water runoff from both the existing roof and the proposed addition. This application was also supported by the Bloomingdale Civic Association.

At the present time, ANC 5C is comprised of eleven Commissioners, and therefore six (6) Commissioners constitutes a quorum. On February 28, 2012, at a duly noticed public meeting of ANC 5C, there were 11 Commissioners present and voting. The ANC 5C voted unanimously to recommend support for the relief requested in BZA Application No. 18337.


RONNIE EDWARDS, CHAIRMAN


CHARITA BRENT, SECRETARY

cc: Jamison L. Weinbaum
Director, Office of Zoning

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18337
EXHIBIT NO. 27

Commissioners

SC01 Bradley Thomas
Vice Chairman
SC01@anc.dc.gov
202.670.0151

SC02 Sylvia Pinkney
SC02@anc.dc.gov
202.269.4180

SC03 Hugh Youngblood
SC03@anc.dc.gov
202.925.1079

SC04 Vacant

SC05 Tim Clark
SC05@anc.dc.gov
202.525.4670

SC06 Mary Farmer-Allen
Treasurer
SC06@anc.dc.gov
202.635.1401

SC07 James Fournier
SC07@anc.dc.gov
202.316.6316

SC08 Marshall Phillip
SC08@anc.dc.gov
202.529.1831

SC09 Silas Grant
SC09@anc.dc.gov
202.498.4196

SC10 Charita Brent
Recording Secretary
SC10@anc.dc.gov
202.387.3929

SC11 Ronnie Edwards
Chairman
SC11@anc.dc.gov
202.450.1449

SC12 Gigi Ransom
Financial Secretary
Corresponding Secretary
SC12@anc.dc.gov
202.529.0508

ANCSC meets on 3rd
Tuesday of the month.

Next Meeting:
April 17, 2012
7:00 PM
Franklin P. Nash
United Methodist
Church

Board of Zoning Adjustment
District of Columbia
CASE NO. 18337
EXHIBIT NO. 27

RECEIVED
D.C. OFFICE OF ZONING
2012 APR 10 AM 7:00

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.: **B2A No. 18337** Case Name: **Residential Zoning Exception - 122 Rhode Island Ave NW**
Address or Square/Lot(s) of Property: **122 Rhode Island Ave NW (Sq. 3109, Lot 0035)**
Relief Requested: **Special Exception 223.1**

ANC MEETING INFORMATION

Date of ANC Public Meeting: **02 / 28 / 12** Was proper notice given?: Yes ☒ No ☐
Description of how notice was given: **Notice was issued on February 20, 2012 via e-mail to all Commissioners. The Notice was also posted on ANC website, various list serves and in strategic locations throughout the ward.**
Number of members that constitutes a quorum: _____ Number of members present at the meeting: _____

MATERIAL SUBSTANCE

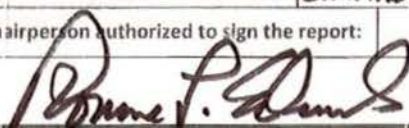
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

See Attached Letter

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

**ANC SC voted unanimously to support the application -
See Attached letter**

AUTHORIZATION

Recorded vote on the motion to adopt the report (i.e. 4-1-1): **11-0-0**
Name of the person authorized by the ANC to present the report: **Commissioner Hugh Youngblood; Chairman Edwards**
Name of the Chairperson or Vice-Chairperson authorized to sign the report: **RONNIE L. EDWARDS, Chairman**
Signature of Chairperson/ Vice-Chairperson:  Date: **3/25/12**

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Dear ANC5C:

Dear Members of the Board of Zoning Adjustment:

On behalf of the Bloomingdale Civic Association (BCA), I am writing to express our support for an application pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403) requirements in the R-4 District for 122 Rhode Island Avenue, N.W. (Square 3109, Lot 35). The homeowners, Casey Torgusson and Jason Cornelius presented their plans for the proposed two-story rear addition and the case for exceeding the allowable lot coverage at the January BCA meeting, and the Association voted to issue a letter in support of the special exception request.

We understand that given the constraints presented by the unique shape and size of the lot and the projection of both adjacent houses beyond the existing rear of the home that a smaller addition within the 60% coverage limit would not be feasible while complying with other applicable regulations (such that the structure not create a 'side yard' with neighboring property). Most of the homes on the block also exceed 60% coverage so we are not concerned with any precedent being set and the addition would restore visual unity to the rear facades of the row of homes facing Rhode Island Ave which was disrupted when the sleeping porch was removed from the property a number of years ago. The association is pleased with the plans to install a rain barrel to minimize storm water runoff from both the existing roof and the proposed addition.

We are fully supportive of the plans to restore and renovate this historic home after many years of disrepair. We hope you will give the request for a special exception your highest consideration in order to facilitate the proposed work.

Sincerely,